

Key

-  Application site
-  Caravan park
-  Cemetery
-  Education Facility
-  Shopping and Retail
-  Care and Medical Services
-  Fire/ Police Station
-  Post Office
-  Library
-  Places of worship
-  Sports facility
-  Residential
-  Park / Woodland
-  Allotments
-  Playing fields
-  Open Space
-  Train station



Local Amenities plan

Site Assessment

Site Features

The site covers a total of 14.07 hectares of agricultural fields and it extends north of Chalcraft Lane (1). Chalcraft Nursery, the Chalcraft Lane Cemetery land and existing properties constitute the south-eastern boundary of the site. Jubilee Recreation Ground (2) sit along the northern edge and the rest of the site boundary is marked by mature trees and hedgerows dividing the site from agricultural and open fields allocated for development.

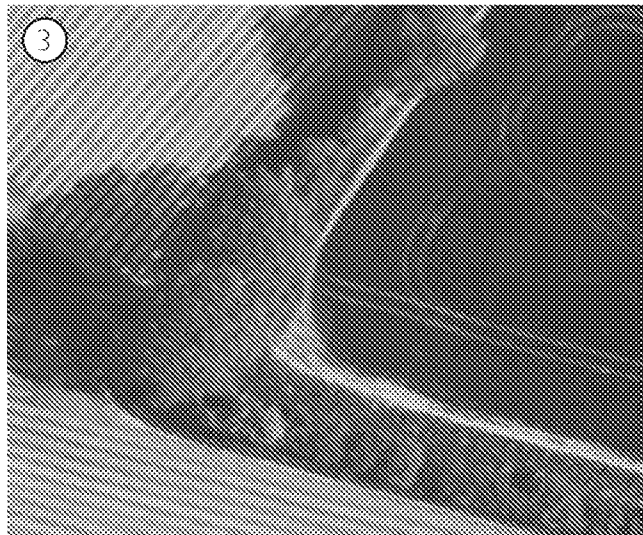
Mature trees and hedgerows (3) define the site edges providing natural screening. Public Rights of Way (4) run along the western and north-western boundaries and bisect the site, connecting the site to the existing wider network of pedestrian routes. A continuous line of mature hedgerows and trees divides the site east to west, running along the PRoW.



Chalcraft Lane



Jubilee Recreation Ground



Mature trees and hedgerows within the site



Footpath 136 - view looking towards the site



Site aerial with views

Site Assessment

ARBORICULTURAL IMPACT ASSESSMENT

The project has had arboricultural consultancy involvement throughout and the design has been carefully drafted to retain the majority of the trees and hedges on site. All retained trees can be provided with proper protection as detailed in BS5837:2012 "Trees in relation to design demolition and construction - recommendations".

The tree cover on the site is limited to the internal and external boundaries of the fields and therefore, there are extensive areas free from tree constraints. There will be some tree losses relating to the access road and linking up of sections of the site. However, in many cases there are gaps in the tree cover that can be utilised to form access points, which will minimise tree losses. Any tree losses will be mitigated in the context of the Landscape design which includes extensive new tree planting and public open space.

The majority of hedges will be retained within the development and protected during construction. These will provide both screening and wildlife habitats in close proximity to the proposed new dwellings.

The preparation of this design has carefully followed the recommendations of BS5837:2012 and has produced a development sensitive to the tree and hedge cover existing on site which will be largely preserved for the benefit of existing and potential new residents.

ECOLOGICAL ASSESSMENT

A suite of ecological survey work was undertaken at Nursery Fields across 2020, including habitat surveys and faunal surveys, including those for Badgers, bats, reptiles and amphibians.

The vast majority of the site, namely intensively managed arable fields, is considered to be of low ecological value, offering very limited opportunities for a range of faunal groups. Of comparatively greater ecological significance are the hedgerows, treelines and ditches which border the fields and site boundaries.

These features support a range of species and a number of mature specimens, offering opportunities to a number of faunal groups including bats and birds. The associated grassland margins which lie adjacent to these features also offers some (albeit limited) opportunities for foraging reptile species.

The proposals will seek the retention and protection of these green corridors, with minor losses to facilitate access. Moreover, the green corridors will be enhanced and managed in a way which actively promotes biodiversity. With the provision of new ecologically beneficial habitat, such as species-rich grassland, native shrubs, orchard planting and wildlife ponds next to existing features of value, the existing green corridors will be strengthened and diversified, offering a significant improvement over the existing situation.

HABITAT REGULATIONS ASSESSMENT

A detailed assessment of the implications of the development proposals for Nursery Fields, West Bersted, on local European sites has been undertaken, with particular regard to the Pagham Harbour SPA / Ramsar site. The findings of this work are set out within the shadow Habitats Regulation Assessment, such that the Competent Authority, in exercising their duties under the Habitats Regulations, has all the necessary information before them in considering the development proposals.

All relevant potential pathways for significant effects to arise on the European designated site as a result of the proposed scheme have been fully examined, initially in the absence of avoidance / mitigation measures (at the 'likely significant effect' stage) and subsequently taking into account the package of measures proposed (at the 'Appropriate Assessment' stage) where appropriate.

Mitigation / avoidance measures, which are integral to the scheme have been highlighted in order to address any perceived adverse effects on qualifying interest features associated with the designated sites.

Moreover, the proposed development would provide a financial contribution in compliance with the strategic mitigation approaches proposed to avoid in-combination recreational impacts on the Pagham Harbour SPA.

HIGHWAYS AND ACCESS

Chalcraft Lane is situated some 200m to the east of the site and provides the nearest connection to the local road network; it is a single carriageway, street lit road circa 7.3m in width. It is predominately residential in nature, particularly along the northern section of the road where the speed limit transitions to 30mph and junctions are formed with other residential streets including Stroud Green Drive, Central Drive and Central Avenue. A road connection between Chalcraft Lane and the north eastern boundary of the site is under consideration as part of planning application BE/81/20.

The site itself is bisected by Footpath 136, which runs on an east-west alignment through the site and is bordered along its north east by Footpath 134 and the south east by Footpath 137.

GROUND CONDITIONS

The published geology comprises superficial deposits of the River Terrace Deposits (sand and gravel, locally with lenses of silt, clay or peat) which underlays the entire site.

The superficial deposits are underlain by the solid geology of the Lambeth Group (mainly clay, with some sands and gravels) which is mapped under the majority of the site. The White Chalk Subgroup is mapped under the northern part of the site. A small amount of made ground is mapped in the eastern corner of the site.

The River Terrace Deposits (natural superficial geology) are classed as a Secondary A aquifer while the Lambeth Group (solid geology) is also classed as a Secondary A aquifer. The White Chalk Subgroup (solid geology) is classed as a Principal aquifer. The site is not located within a source protection zone.

LANDSCAPE ASSESSMENT

A landscape and visual appraisal has been carried out and is separately bound as supporting material to the planning application.

The appraisal deals with important landscape and visual effects of the proposed development and this will relate to similar studies being carried out on the allocated wider area which lies to the north and north west. Discussion with Fabrik - the Landscape Consultants of the wider land's design team - have been carried out and the landscape and other aspects of the two evolving masterplans brought forward together.

Contacts have also been made with the Council's landscape officer and the landscape character and planning guidance agreed. The landscape and visual issues discussed in the appraisal include matters such as:

- the masterplanning of the allocated site, and how the scheme would fit into that plan;
- landscape and visual amenity;
- the effects on local properties;
- links to the wider allocated site; and
- landscape character.

Opportunities & Constraints

The adjacent diagram illustrates the site's key opportunities and constraints. The topography of the site slopes gently northwards with approximately a 3m fall to the lowest point in the northern corner of the field.

Chalcraft Lane runs to the south east of the site and provides an opportunity for a vehicular access to the development. There is also an opportunity to provide various pedestrian and cycle access points to Chalcraft Lane and Jubilee Recreation Ground. A number of connections can be also provided to the existing PRow network in and beyond the site, towards the land within the strategic allocation 'West of Bersted' and its future local facilities.

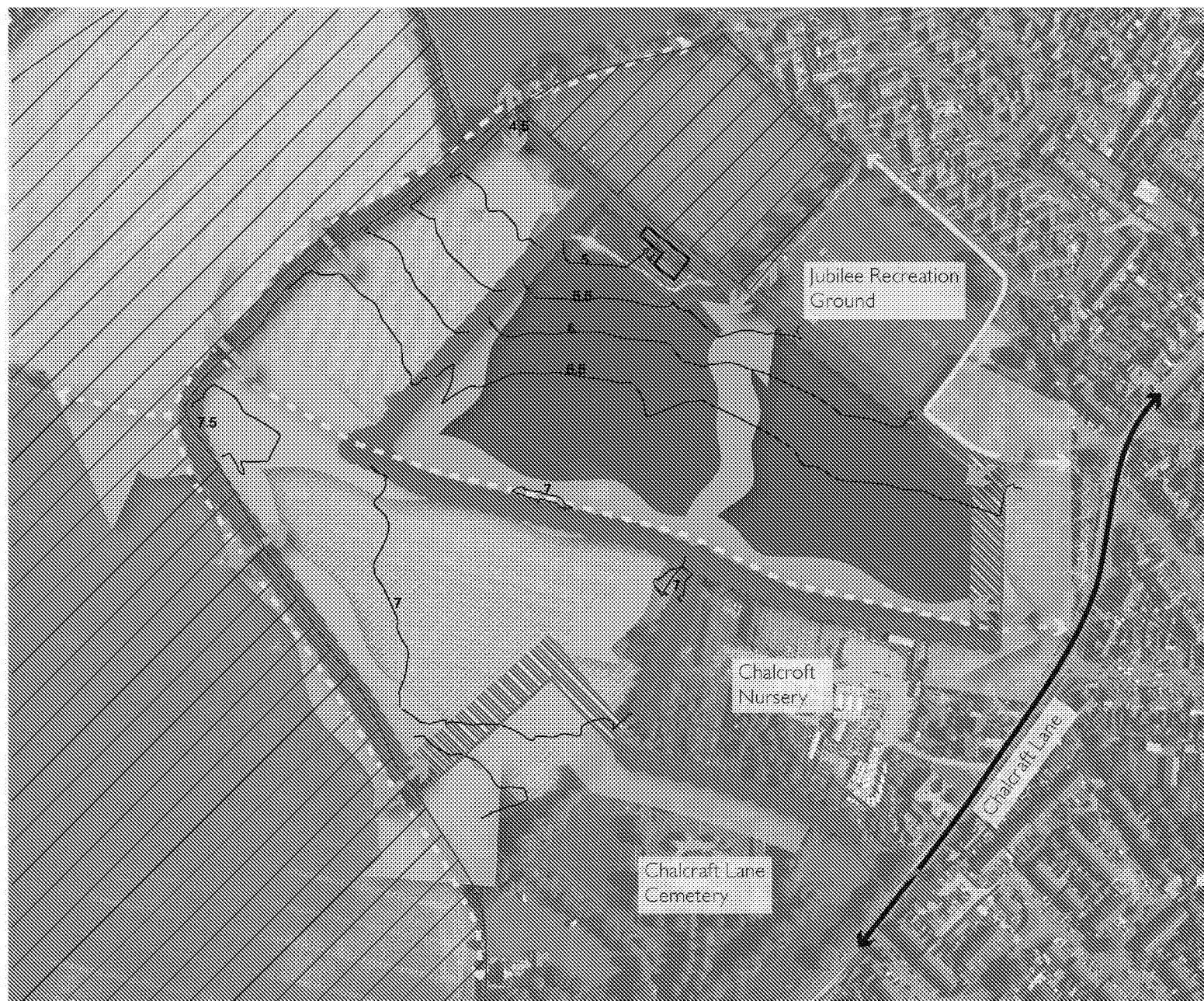
A telecommunication mast is located along the northern boundary of the site and it is intended to be retained. Relevant easements will need to be considered when designing the new neighbourhood.

The character of the site is informed by the presence of existing mature trees and hedgerows, which represent well established boundaries and will be retained. These represent an opportunity to enhance the existing landscape features of the site and to be incorporated in the proposed open spaces.

Existing properties and the Chalcraft Lane Cemetery land represent sensitive boundaries of the site to which the design will need to respond appropriately.

Key

-  Proposed vehicular access
-  Existing telecommunications mast
-  Opportunity for connection to PRow
-  Existing PRow
-  Existing cycle route
-  Opportunity for green corridors
-  Mature trees and hedgerows
-  Landscape buffers
-  Chalcroft Lane
-  Need for sensitive response to existing development and cemetery
-  Land at West Bersted allocation
-  Site contour lines (showing heights AOD in metres)



Opportunities and constraints plan

Stakeholder Engagement & Design Process

STAKEHOLDER ENGAGEMENT & DESIGN PROCESS

Stakeholder Engagement

ENGAGEMENT WITH ARUN DISTRICT COUNCIL AND BERSTED PARISH COUNCIL

Landform has developed the masterplan proposals for Nursery Fields over the past 12 months.

Initial discussions with ADC commenced at the start of 2020 and a Screening Opinion was sought in May 2020. The Opinion confirmed that the application proposals do fall within EIA development.

Landform entered into a Planning Performance Agreement with ADC in July 2020 and this provided for three pre-application meetings held in July, August and most recently, September. Written comments were provided on each occasion and with this guidance the masterplan has evolved and is supported by officers.

Landform is a member of the West Bersted Advisory Group which meets on a monthly basis to review progress with the Framework Masterplan for West Bersted. The Framework Masterplan was endorsed by ADC on 30 September 2020.

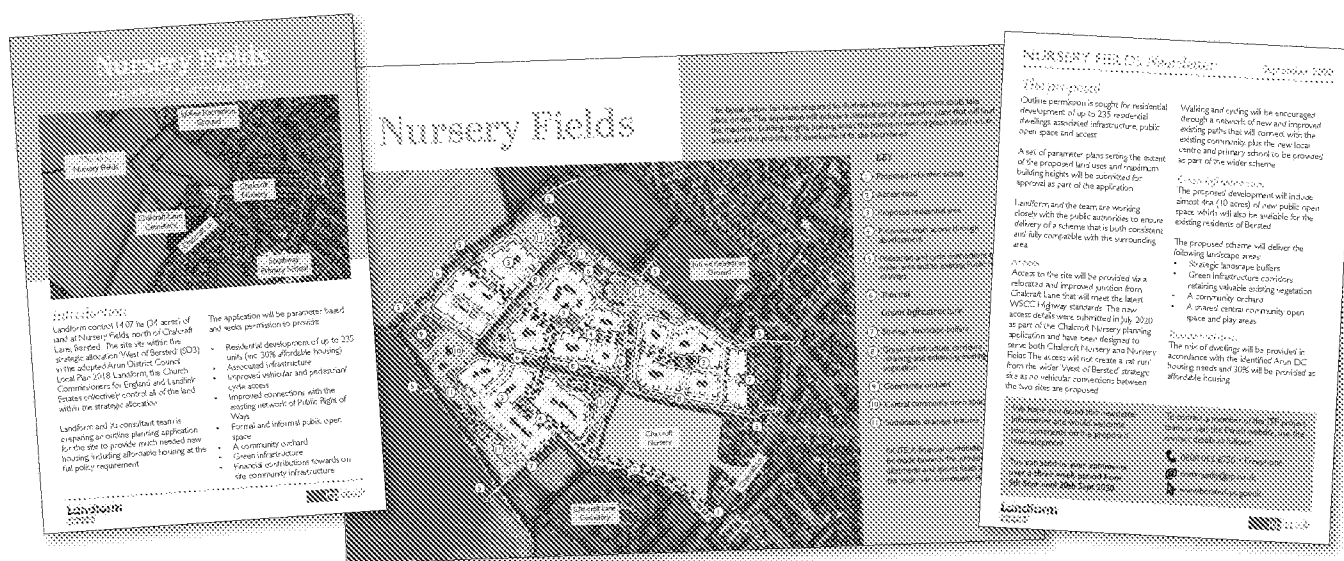
Landform and its consultant team are attendees at the West Bersted Infrastructure Meeting which is held on a quarterly basis. In addition, Landform has met with the Bersted Parish Council on a number of occasions to discuss the Chalcroft Nursery site, as well as the wider proposals for Nursery Fields.

These discussions have been positive and Landform presented the draft application proposals to the parish council on 3 November 2020.

LOCAL RESIDENTS & BUSINESSES

A consultation leaflet was issued to 767 households in the local area, within a distribution area agreed with the Parish Council. The leaflet set out the details of the proposals, including details of the residential area, green infrastructure and proposed access. An illustrative layout was also included, providing residents with a visualisation of the proposals.

The table on the adjacent page summarises the comments received via email, phone call and via the Parish Council website over a three week period from 9 September until 30 September 2020. The table then sets out the response to the comments received.



Newsletter issued September 2020

COMMUNITY COMMENT	RESPONSE
Land contamination Current land condition at Nursery Fields	Ground condition surveys have been undertaken to ensure the land is suitable for development.
Doctors' surgeries Any provision on site?	The potential for a new Doctor's Surgery is currently being explored within the wider strategic mixed use allocation 'West of Bersted'. Pedestrian and cycle facilities have been provided within the Nursery Fields proposal to connect the new neighbourhood with future local facilities at Land at West Bersted.
Site access Any traffic lights provision?	The access has been designed in accordance with the WSCC 'Local Design Guide' and the Department for Transport 'Manual for Streets'. The access takes the form of a simple priority junction, consistent with the junction arrangements along Chalcraft Lane. The access has been subject to a Stage 1: Road Safety Audit, in accordance with the WSCC Road Safety Audit policy, and will be subject to further auditing in accordance with the policy prior and after construction. Consideration has been given to a number of possible means of providing access to the site, including the provision of traffic signals. Capacity modelling of the site access identified that the site could be appropriately served by a priority junction arrangement without creating congestion and delay to users of Chalcraft Lane. Given the lightly trafficked nature of the development arm, a signal-controlled junction would not be appropriate in this instance. However, a Toucan crossing is proposed in the vicinity of the site access to provide a cycle and pedestrian connection between Bersted and the development site, which will form part of a wider network of cycle and pedestrian infrastructure proposed by both the development and that forming the wider West of Bersted allocation.
Traffic The proposals will cause an increase in traffic	The traffic impact of the proposed development will be subject to a detailed transport assessment which will be scrutinised in detail by WSCC as the local highway authority to ascertain whether mitigation of Chalcraft Lane or any junctions within the vicinity of the site require improvement to accommodate traffic associated with the proposed development.
Cycleways provision on site	The applicant's team has engaged with West Sussex County Councils Public Rights of Way Team to explore enhancing and upgrade of the existing rights of way through, and in the vicinity of the site. This presents the opportunity to upgrade the status of paths in lines with the aspirations of the Council to provide a comprehensive right of way network that enables use by all users, including pedestrians, cyclists and, where appropriate equestrians. Similarly, opportunities for providing additional crossing opportunities of Chalcraft Lane are being explored with the Councils County Highways Team.
Affordable housing provision	An affordable housing strategy has been developed in consultation with Arun District Council. The development will comply with affordable housing policies and deliver 30% of new homes as affordable.

STAKEHOLDER ENGAGEMENT & DESIGN PROCESS

Masterplan Evolution

This section describes how the design process and the proposals for Nursery Fields have been developed through a process of stakeholder and community engagement.

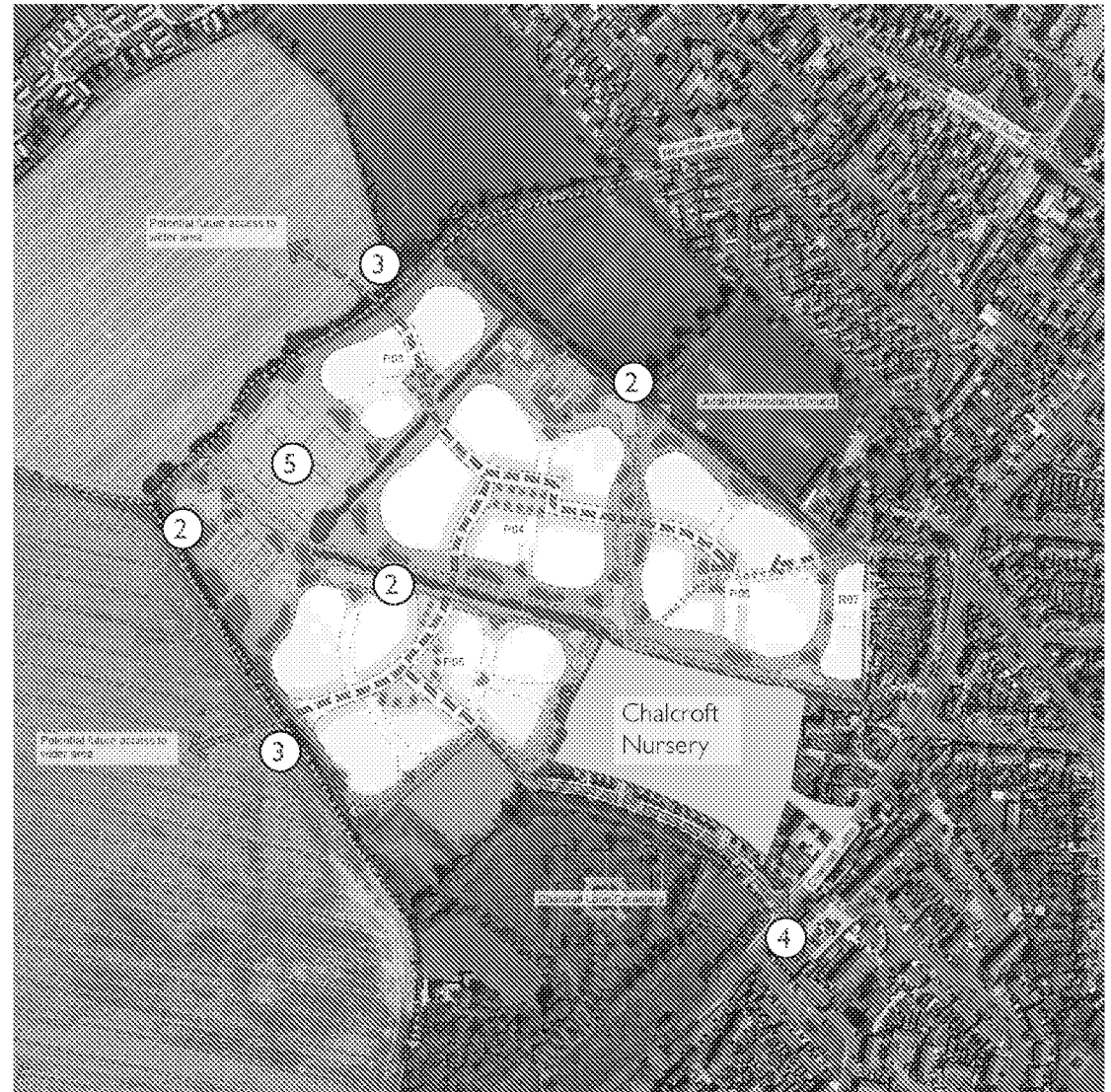
The following pages will show how the proposed masterplan itself evolved through the engagement process to deliver a sustainable scheme that takes into account the requirements of the existing community and local policies.

The technical consultant team have also held discussions with statutory consultees via additional meetings, phone calls and email correspondence at various stages during the design process to ensure the proposal would meet the Council's requirements.

1st PRE-APPLICATION MEETING

The adjacent masterplan shows the proposal presented by the team at the Pre-Application meeting in July 2020, illustrating the first iteration of the concept masterplan to:

1. Accommodate 230 homes on site
2. Propose early stages drainage strategy
3. Propose early stages connections to the Land at West Bersted allocation (vehicular as well as pedestrian/ cycle)
4. Show the location of vehicular access to the site along Chalcraft Lane
5. Propose the option to deliver sports pitches and allotments on site



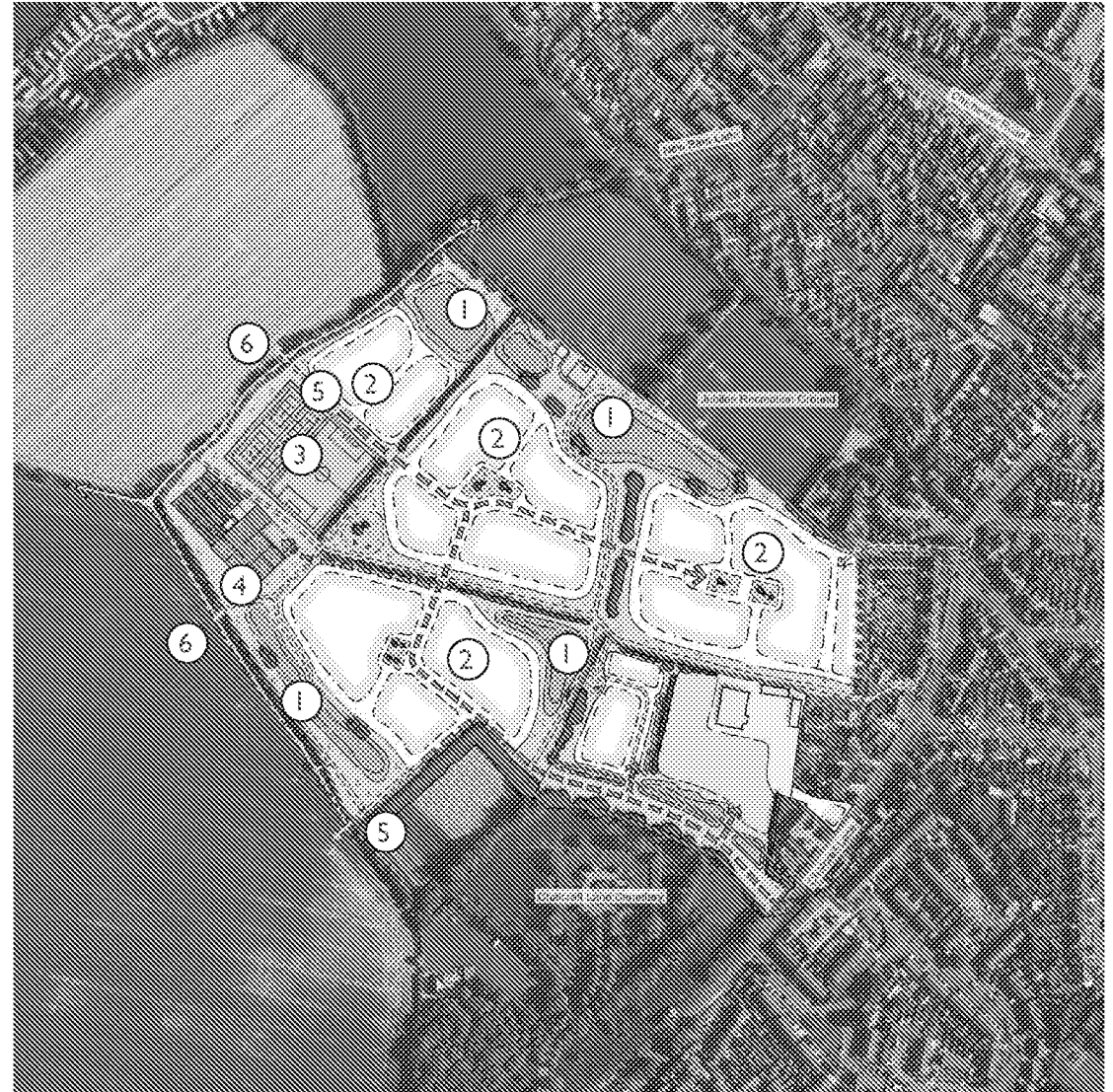
Concept Masterplan - July 2020

2nd PRE-APPLICATION MEETING

In August 2020, the team attended a 2nd pre-application meeting and presented a revised masterplan to the council, reflecting the latest green infrastructure and drainage strategy.

The key masterplan amendments are listed below and illustrated on the adjacent plan:

1. Revised drainage strategy
2. Parcels reshaped to accommodate latest drainage strategy
3. Sports pitches area resized
4. Allotments moved to the west corner of the site to be part of the Community Green, where an orchard is also proposed
5. Vehicular connection to Land at West Bersted omitted following further discussions with stakeholders
6. Pedestrian connections to wider PProV network increased to ensure permeability is achieved



Concept Masterplan - August 2020

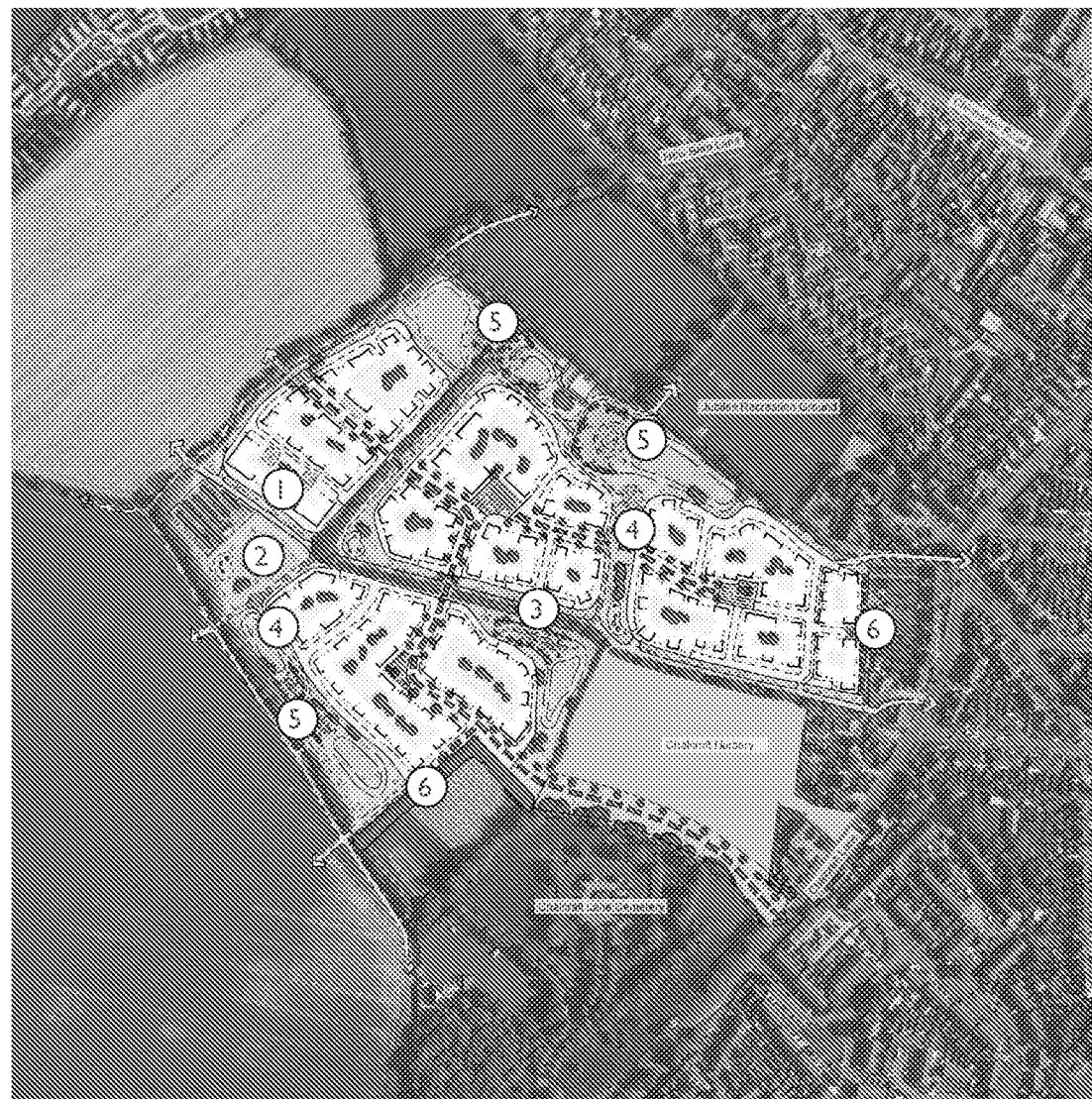
STAKEHOLDER ENGAGEMENT & DESIGN PROCESS

3rd PRE-APPLICATION MEETING

In September 2020, the team attended a 3rd pre-application meeting and presented a new masterplan iteration to Arun District Council, which integrated the comments received from the Council within the written pre-application response. The proposal would omit the sports pitches and allotments from the green infrastructure provision and provide financial contributions for the green infrastructure within the Land at West Bersted scheme instead, to create a more integrated neighbourhood.

The comments received from the Council were addressed in the adjacent concept masterplan and are set out below:

1. Sports pitches and allotments omitted from the green infrastructure network on site. Residential area increased where sports pitches were omitted
2. Larger amenity green space created instead within the Community Green. Orchard retained within this area
3. Trim trail proposed along a section of the proposed pedestrian network within the site
4. Two viewpoints have been integrated within the green infrastructure to retain important views out of the site
5. Seasonally wet areas added to the drainage ponds to create multifunctional spaces with potentially usable areas
6. Buffer zones are proposed along the most sensitive boundaries of the site



Concept Masterplan - September 2020

3rd PRE-APPLICATION DESIGN RESPONSE

Comments received from the 3rd pre-application meeting were addressed in the concept masterplan and parameter plans shown in this Design and Access Statement, which will inform future detailed submissions.

The response to these comments are illustrated in the plan adjacent and set out below:

1. Extension of trim trail route
2. Addition of a legible cycle route through the site which provides direct connection to future facilities at Land at West Bersted
3. Community Green expanded to include a larger area of amenity green/ parkland to the western corner of the site



Revised concept masterplan – September 2020

Parameter Plans

A set of three parameter plans, informed by the evolving masterplans described in the earlier pages, is submitted as part of this Outline Application for approval.

These plans fix key principles for the development such as vehicular access points, the extent and type of development, and the location of open spaces and landscape.

These Parameter Plans are described below and illustrated on the following pages.

LAND USE AND ACCESS PARAMETER PLAN

The land use and access parameter plan sets out the proposed land uses on site, the extent of residential parcels along with the vehicular access point and the alignment of the primary route through the development. It illustrates where the main road will cross green spaces and where pedestrian/ cycle links should be implemented.

GREEN INFRASTRUCTURE PARAMETER PLAN

The green infrastructure parameter plan sets out the proposed green spaces across the site, along with the location of attenuation basins and where buffer planting should be implemented. It also illustrates what existing landscape features should be retained and where the community green, play areas, orchard and other green spaces should be located within the site.

BUILDING HEIGHTS PARAMETER PLAN

The building heights parameter plan sets out upper limits to the heights of proposed buildings across the site. An area of up to 2 storey dwellings is proposed alongside the Community Centre Access Road, where the developable area is closer to existing residences along Chalcraft Lane. Up to 3 storey dwellings are allowed along the development spine road and where fronting the main public green spaces. Dwellings up to 2.5 storeys can be provided within the remaining residential areas of the site.

The application is supported by an illustrative masterplan, presented in the next section, for which approval is not sought. The masterplan is fully consistent with the parameter plans and indicates how the detailed layout could successfully evolve in accordance with the parameter plans.